

NOTES

1. GROSS AREA: 440.53 AC ACRES
2. DEVELOPMENT AREA: 338.10 ACRES
3. GENERAL PLAN: RURAL LAND (RL80)
4. REGIONAL CATEGORY: RURAL LANDS
5. TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 4/20/2011
6. ASSOCIATED REQUESTS: NONE
7. THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
8. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
9. ALL BUILDINGS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
10. NO LANDSCAPING PROPOSED.
11. LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT GATES AND SUBSTATION BUILDING AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 6.
12. PHASING - PROJECT WILL BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
13. ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
14. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
15. ONLY SMALL DIRECTIONAL, LIMITS OF OPEN SPACE AND SAFETY SIGNAGE ARE PROPOSED.
16. NO DEVELOPMENT WILL OCCUR IN THE AREAS IDENTIFIED ON THE PLOT PLAN AS "OPEN SPACE".
17. SEE PLOT PLANS FOR LEGEND.
18. THE ENTIRE SITE IS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN FEMA MAP NO. 06073C0675F THE LIMITS OF THE 100-YEAR FLOOD ALONG THE WATERCOURSE WHICH FLOWS THROUGH THE PROPERTY.
19. SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
20. SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, O&M BUILDING, CONTROL ROOM, EMERGENCY GENERATOR, SUBSTATION, SWITCHGEAR YARD, FENCING, AND INTERNAL ACCESS, ETC.) SHOWN ON THE PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA (EXCLUSIVE OF THE OPEN SPACE AREAS) WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF DPLU WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL. TRANSFORMER/INVERTER/GENERATOR LOCATIONS CAN BE RELOCATED/RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE TRANSFORMER/INVERTER/GENERATOR MUST COMPLY WITH THE NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE FLOOD ELEVATION. THE 24" FIRE ACCESS ROAD WIDTHS MAYBE REDUCED ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
21. PROVIDE OVERRIDE SWITCH CONTROL NEAR MAIN ENTRY TO ALLOW FIRE DEPARTMENT TO MOVE TRACKERS INTO STOP POSITION.

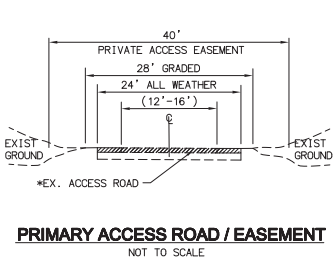
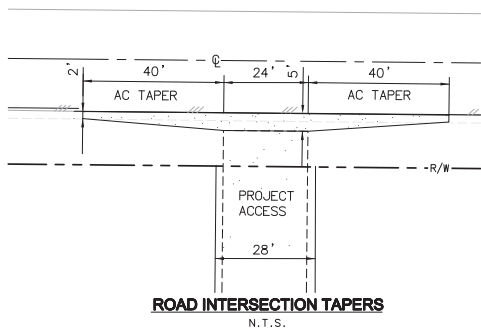
EXISTING EASEMENTS		
DESCRIPTION		DISPOSITION
① ACCESS EASEMENT - BOY SCOUTS OF AMERICA		TO REMAIN
② ACCESS EASEMENT - GILDRED BUILDING CO.		TO QUITCLAIM
③ 20' PUBLIC HIGHWAY EASEMENT		TO REMAIN
④ 20' PUBLIC HIGHWAY EASEMENT		TO REMAIN
⑤ 40' PRIVATE ACCESS/UTILITY EASEMENT		TO REMAIN

○ BASED ON DATA FROM PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 930015382-050, DATED JULY 29, 2009.

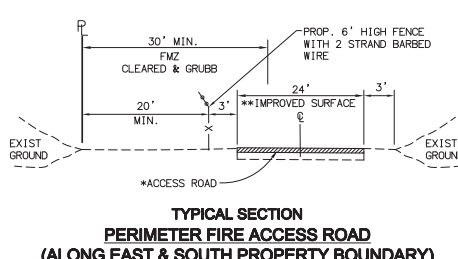
RECORDED EASEMENTS	
DESCRIPTION	
⑩ 40' PRIVATE ACCESS/UTILITY EASEMENT - 2010-0512253	
⑪ 20' PRIVATE ACCESS/UTILITY EASEMENT - 2012-0230125	

EXISTING ZONING (NO CHANGE)

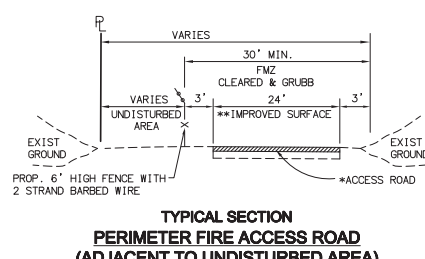
ZONE		APN: 253-39057#58
USE REGULATIONS		S92
NEIGHBORHOOD REGULATIONS		W
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	RAC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	LOT COVERAGE	---
SPECIAL AREA REGULATIONS		---



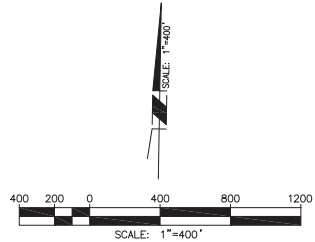
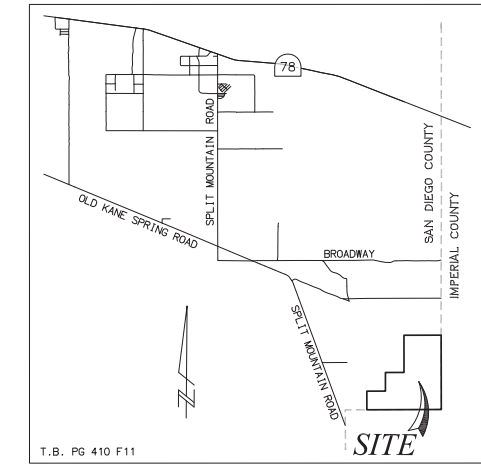
* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT.



* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT. **TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON SITE PLAN.



* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT. **TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON SITE PLAN.



ASSESSOR PARCEL NUMBER
253-390-57 253-390-58

LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF SECTION 36, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (NAD83) ZONE 6, BASED LOCALLY UPON THE FOLLOWING CORRS STATIONS PH 487, PH 488 & PH 506 AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER

BENCHMARK
ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NGS DATA SHEETS DX0333, DX0335, & DX0338 BASED LOCALLY UPON THE FOLLOWING NGS BENCH MARKS. (NGS ELEVATIONS DERIVED FROM USING VERTCON TO CONVERT FROM NAVD83)
BM H 579 = 28.30 DATUM: NAVD88
BM K 579 = 28.30 DATUM: NAVD88
BM M 579 = 28.30 DATUM: NAVD88

APPLICANT
GILDRED BUILDING COMPANY
550 WEST C STREET, SUITE 1820
SAN DIEGO, CA 92101
(619) 683-5544
CONTACT: RICH GEISLER

SHEET INDEX
SHEET 1 - TITLE SHEET
SHEET 2 - PLOT PLAN FIXED AXIS RACK SYSTEM
SHEET 3 - PLOT PLAN SINGLE AXIS RACK SYSTEM
SHEET 4 - PLOT PLAN DUAL AXIS RACK SYSTEM
SHEET 5 - PLOT PLAN DUAL AXIS TRACKER UNITS
SHEET 6 - ELEVATIONS/DETAILS

SDC PDS RCVD 04-18-13
MUP12-004

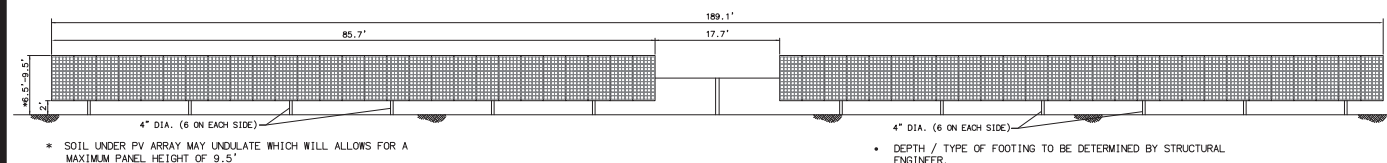
OCOTILLO WELLS SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
3300-12-004 (MUP) 3912-12-12-001 (ER)

TITLE SHEET

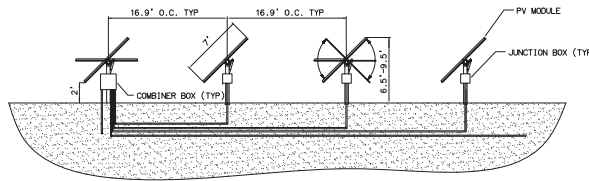
MARCH 1, 2013
SHEET 1 OF 6



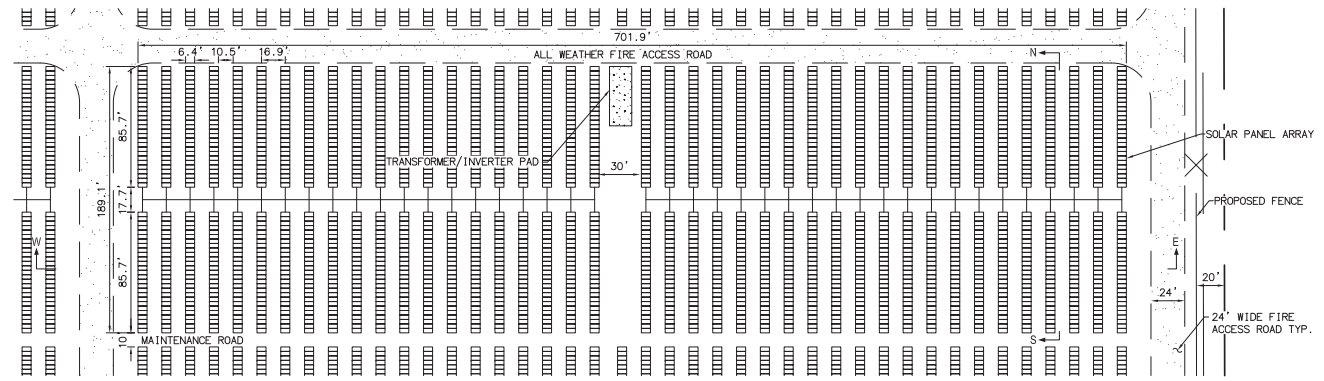
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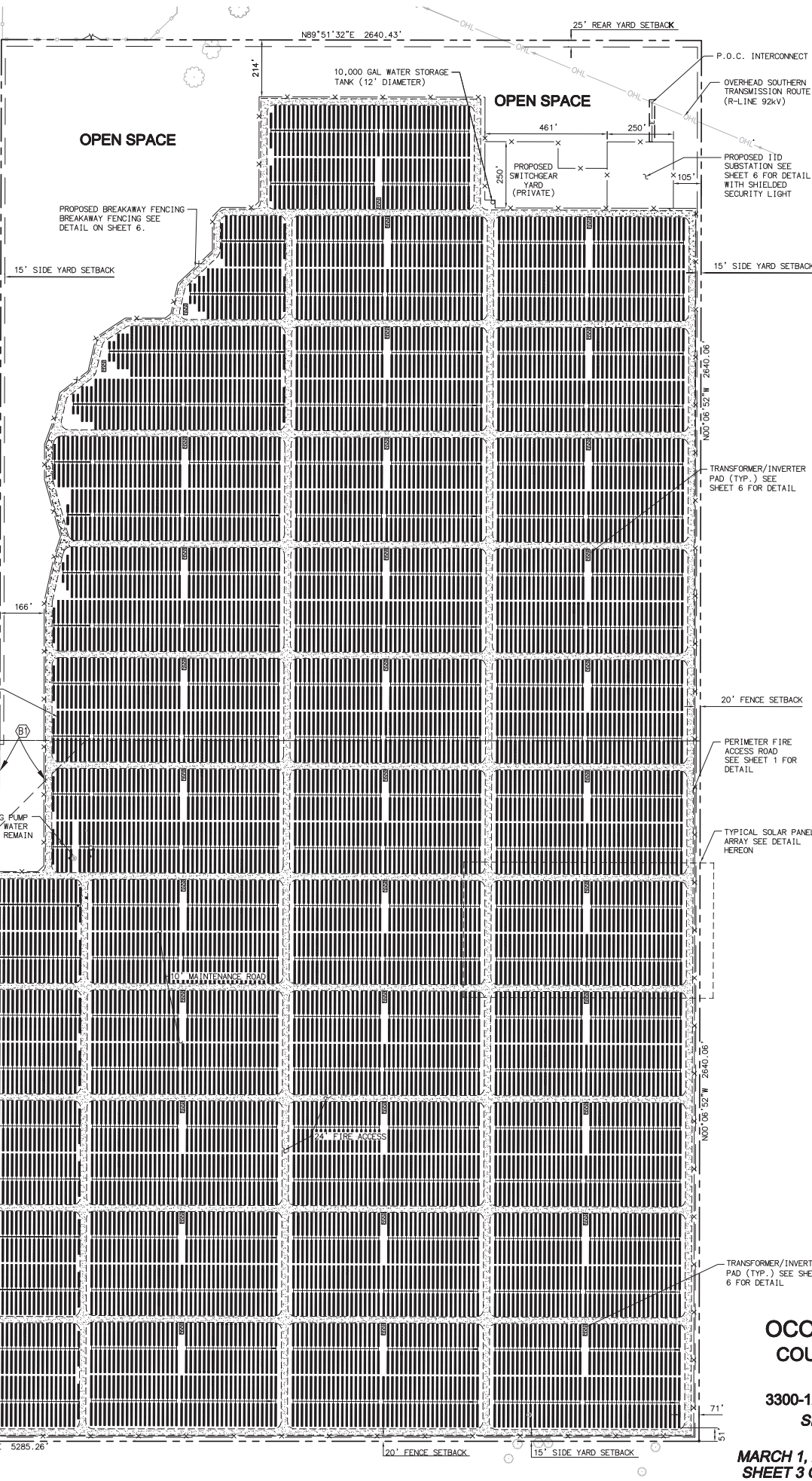
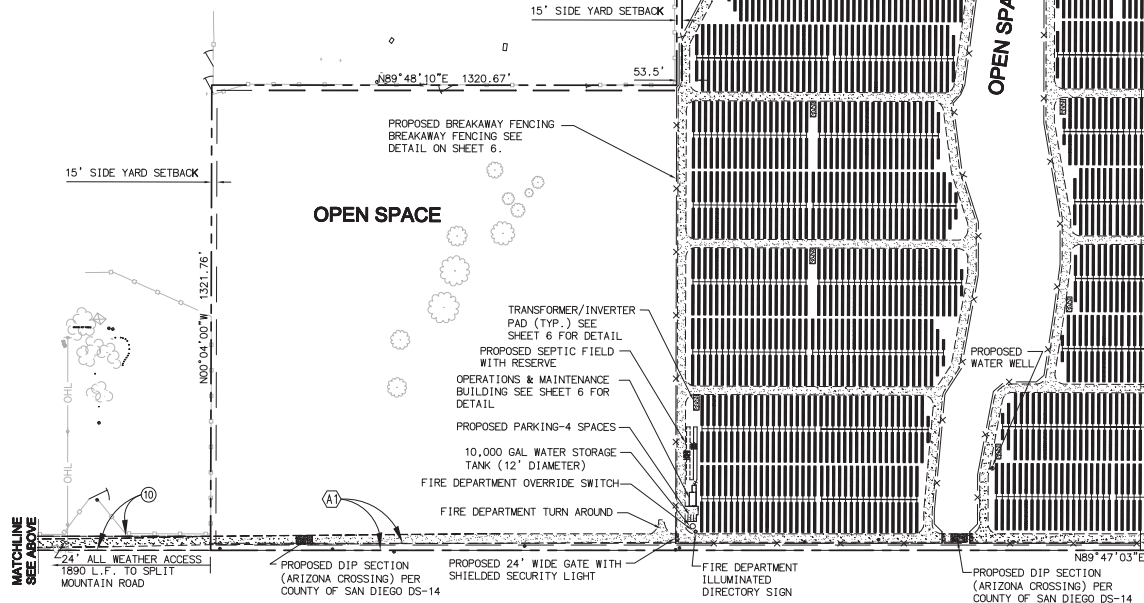
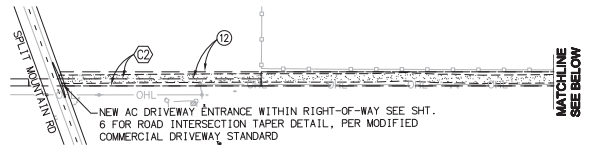
**N-S ELEVATION VIEW
SOLAR PANEL RACK DETAIL**
N.T.S.



**E-W SECTION VIEW
SOLAR PANEL RACK DETAIL**
N.T.S.

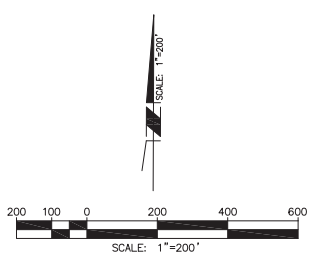


**TYPICAL LAYOUT
SOLAR PANEL ARRAY**
N.T.S.



LEGEND:

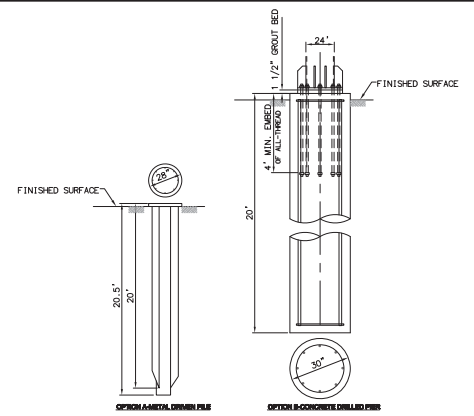
PROPERTY BOUNDARY/MAJOR USE PERMIT BOUNDARY	---
EXISTING EASEMENT	---
ZONING ORD. SETBACK LINE	---
EXISTING FENCE	---
PROP. 6\"	---
PROPOSED ACCESS GATE	---
PROP. 24\"	---
PROPOSED INTERCONNECTION	---
EXISTING OVERHEAD POWERLINE	---
EXISTING POWER POLE	---
PROP. EQUIPMENT PAD (43)	---
PROPOSED PV PANEL (194,778)	---
FIRE DEPARTMENT ILLUMINATED DIRECTORY SIGN	---
EXISTING WATER WELL	---
PROPOSED WATER WELL	---



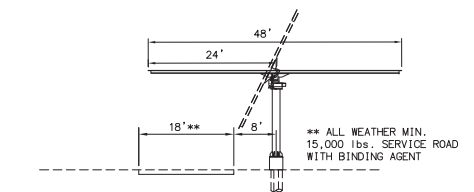
OCOTILLO WELLS SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
3300-12-004 (MUP) 3912-12-12-001 (ER)
SINGLE AXIS RACK SYSTEM
PLOT PLAN

MARCH 1, 2013
SHEET 3 OF 6























- DEPTH / TYPE OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER
- ALL SOLAR PANELS (AT MAXIMUM TILT) AND TRANSFORMER / INVERTER PLATFORM SHALL BE ELEVATED SO THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS AT LEAST ONE FOOT ABOVE THE ANTICIPATED INUNDATION DEPTH ESTABLISHED WITHIN THE HYDROLOGY AND HYDRAULIC BASIS OF DESIGN STUDY.



* ALL WEATHER MIN.
50,000 lbs. FIRE
APPARATUS BEARING LOAD
WITH BINDING AGENT

TYPICAL SECTION - A
24' INTERIOR ACCESS ROAD (FIRE)
WITH SERVICE ROAD
NOT TO SCALE

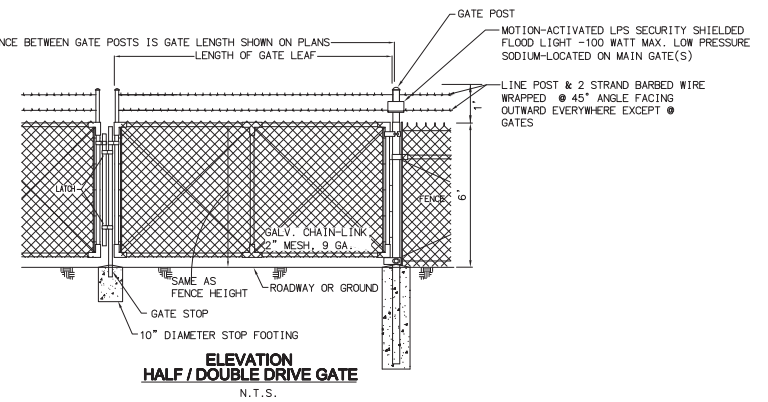
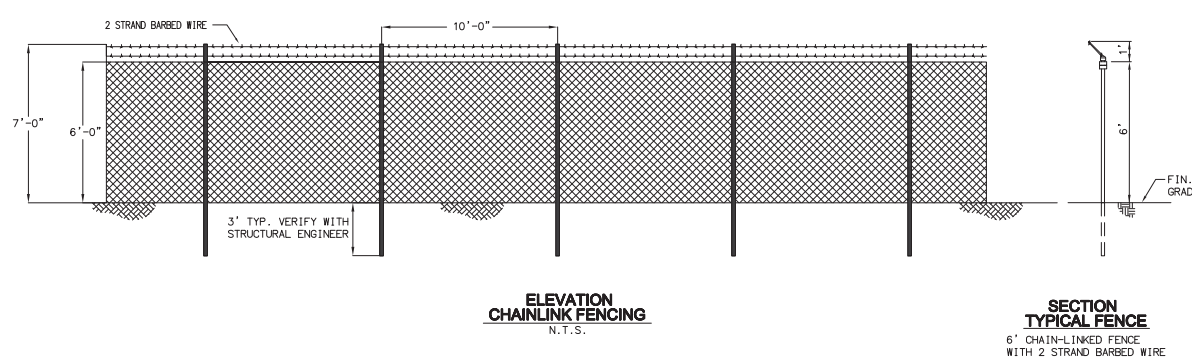
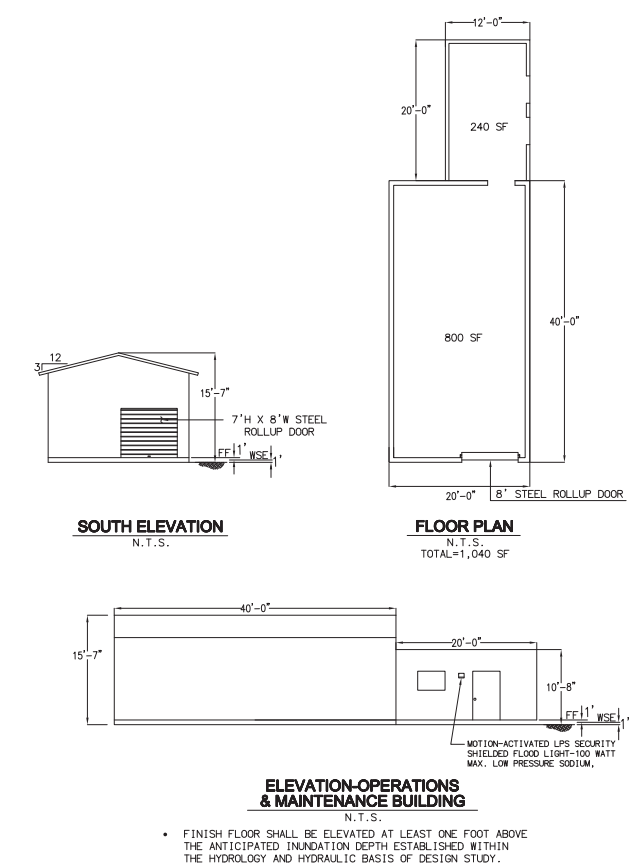
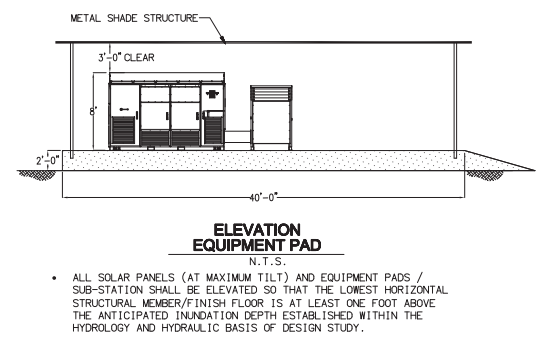
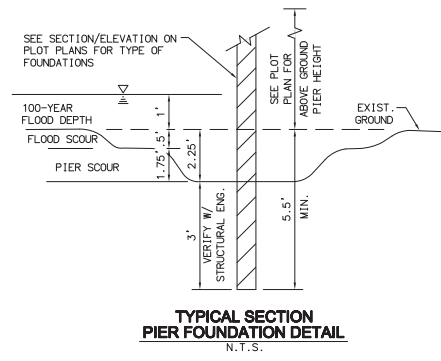
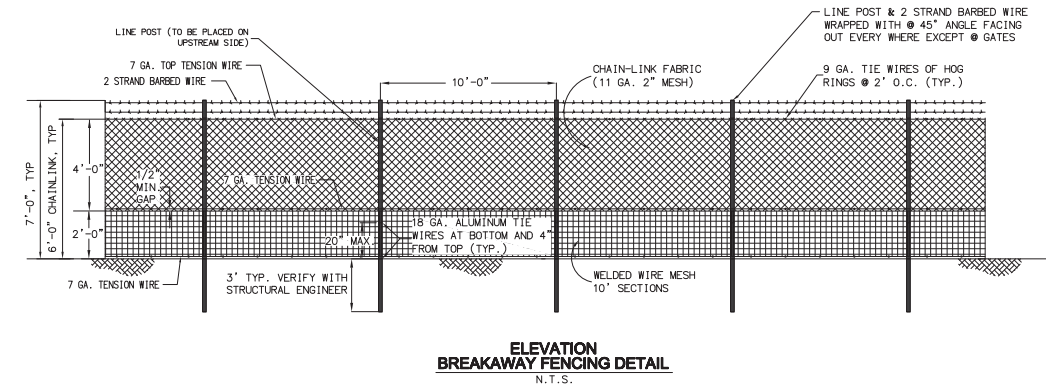
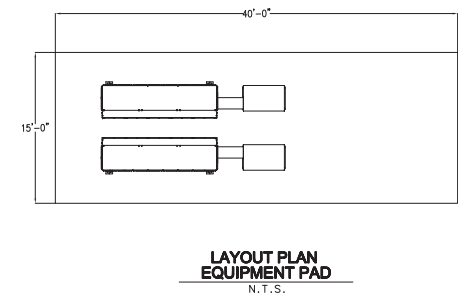
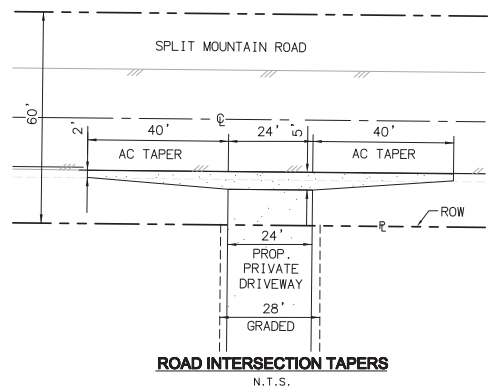
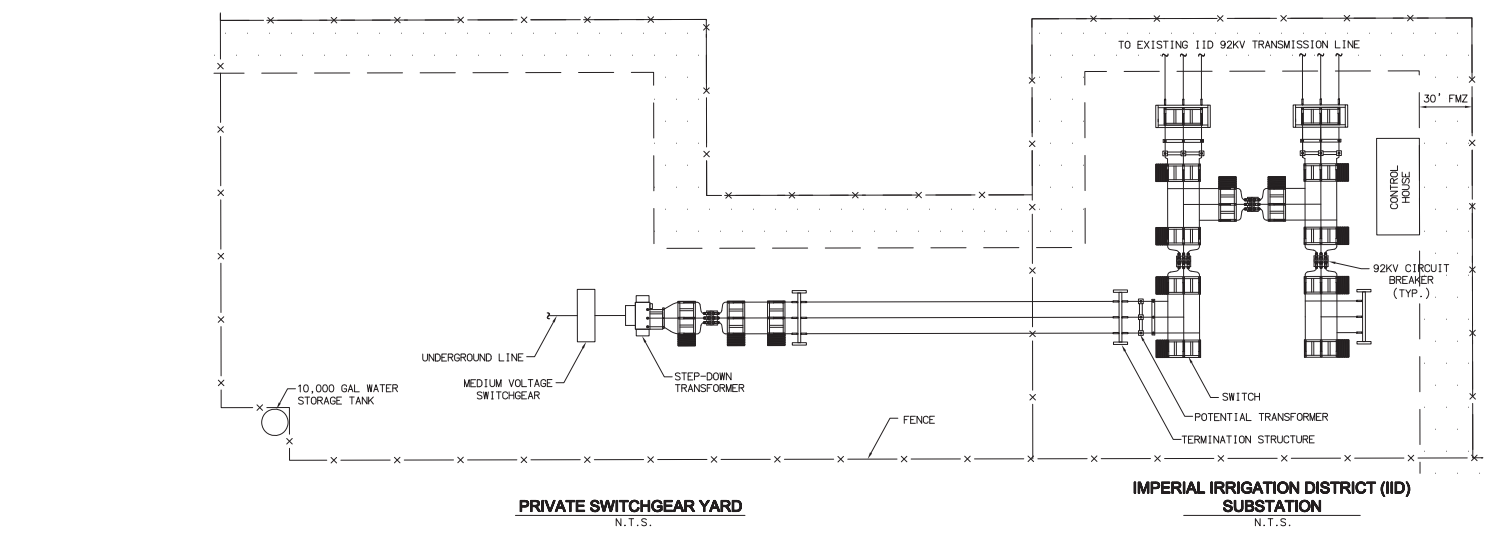
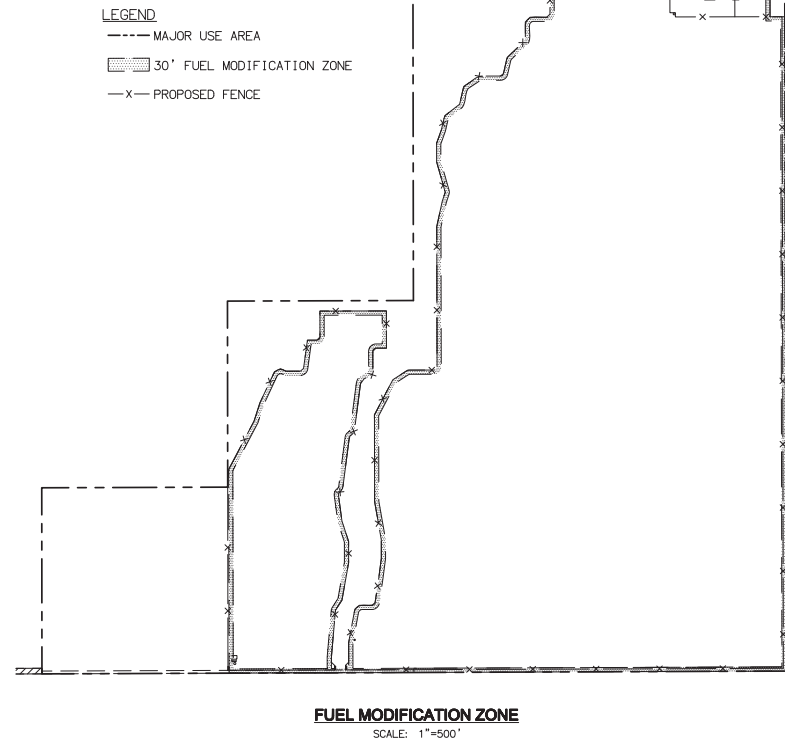
PROPERTY BOUNDARY/MAJOR USE PERMIT BOUNDARY	
EXISTING EASEMENT	
ZONING ORD. SETBACK LINE	
EXISTING FENCE	
PROP. 6' CHAINLINK FENCE WITH 2 STRAND BARBED WIRE	
PROPOSED ACCESS GATE	
PROP. 24' FIRE ACCESS ROAD-ALL WEATHER 10% MAX. SLOPE	
PROPOSED INTERCONNECTION	
EXISTING OVERHEAD POWERLINE	
EXISTING POWER POLE	
TRANSFORMER/INVERTER PLATFORM (40)	
PROPOSED OPV DUAL AXIS TRACKER UNIT (2369)	
FIRE DEPARTMENT ILLUMINATED DIRECTORY SIGN	
EXISTING WATER WELL	
PROPOSED WATER WELL	
PROPOSED 34.5kv TRUNKLINE	
PROPOSED 75' POLE (26)	
PROPOSED EMERGENCY GENERATOR 125kw (6) (12'X20' PAD)	

MARCH 1, 2013
SHEET 5 OF 6



8775 CLAREMONT MESE BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1824
(619) 594-8000 • FAX (619) 594-8001 • WWW.HIF.COM

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OCOTILLO WELLS SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
3300-12-004 (MUP) 3912-12-12-001 (ER)

ELEVATIONS/DETAILS

MARCH 1, 2013
SHEET 6 OF 6

RBF CONSULTING

PLANNING • DESIGN • CONSTRUCTION

1000 CLAY STREET, SUITE 100, SAN DIEGO, CALIFORNIA 92101
 TEL: 619.594.1100 FAX: 619.594.1101 WWW.RBFCONSULTING.COM

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